



**TAB DD**

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**Modification to the MSHDA Standard of Design**

## Appendix C

### **HOME TEAM Advantage Program** **Modifications to the MSHDA Standards of Design**

For all developments with 50 or more units the full MSHDA Standards of Design apply.

For all developments with less than 50 units the same Standards shall apply with the following allowable modifications.

00020. Mechanical and electrical design may be carried out by the architect as permitted by the Michigan Building Code.
- 00040 The use of HOME funding will require compliance with all applicable Federal regulations. The HOME TEAM Advantage Program requires compliance with the Uniform Federal Accessibility Standards. Under UFAS, the required number of units designed to barrier free standards is 5% of the total number of units. HOME funds require an additional 2% of the units be made accessible for persons with hearing and vision impairments. (Refer to HUD 24 CFR Part 8) (Refer also to **00010**.)
- 00100 **Design Review Process**  
On a development by development basis some streamlining of the Design Review Process will be attempted. Primarily the streamlining will be based on whether the proposed units and buildings have been previously built and are successfully being rented. Reviews may be written with no meeting for Commitment level review. The need for mechanical and electrical reviews will be evaluated.
00150. Community space is not required for family developments, however the development team must satisfactorily provide for office and maintenance operations.
- 02001.11 In **family** developments, the limited use of dead end parking lots will be allowed. Safety and convenience should not be significantly sacrificed. Dead end lots shall be limited to a maximum of 5 car widths.
- 02001.12 In **family** developments, the limited use of parking along a collector road will be allowed. Safety and convenience should not be significantly sacrificed.
- 02001.18 All drives and parking areas need not be curbed. The extent of curbing shall be based on safety and maintenance. The extent of curbing should be consistent with the community. Parking should be designed to maximize the use of turned down sidewalks / curbs (thickened walks). Place curbing at radii and include provisions for plowing snow.

## **Appendix C**

### **HOME TEAM Advantage Program Modifications to Standards**

- 02001.2 Provide walks as required by the local municipality and as necessary to travel from parking to the building entries.
- 02780.1 Site lighting should be consistent with the surrounding community and avoid a neighborhood "glow". Lighting should be designed for the safety of the residents travel to and from parked cars. In **family** developments, some lighting can be from building mounted lights, however, building mounted lights must avoid glare which compromises visibility for pedestrians or drivers.
- 02810.1 Irrigation is not required, however, some method of watering must be provided.
02900. Shade or canopy trees shall not be less than 2" caliper. Indigenous plant materials should be used. The use of evergreen seedlings for screening is encouraged.
02930. The use of sod may be limited. Establish a lawn with seeding.
06010. The use of vinyl trim in lieu of painted wood to reduce maintenance is encouraged. An exception to this standard is the requirement to provide a detail for shrinkage at the band joist. (Refer to **07460** of the Standards of Design.)